

VERONICA & KEITH ROBSON

25 February, 2021

Ref: Re-Zoning 125 Pirie
ZAC-21-003

When Keith and I purchased our home at ** Davidson Blvd., we did so in the knowledge that at some point the adjacent vacant land would be built on. We have no problem with the townhouse portion of the proposed development as it is totally in keeping with the other development in the area.

We are however **100% opposed** to the land being rezoned to allow a multi-story housing development. We are opposed for the following reasons.

1. The proposed building is not in keeping with the existing single family development in the surrounding area.
2. The properties on the north side of 10 Davidson have problems with run-off and drainage from the properties behind them, the Condo Board has spent in excess of \$10,000 this year to try and resolve this issue. Development of the vacant land could add to this problem.
3. The building as proposed will have 23 units that dwarf and overshadow units 1 and 15 at 10 Davidson and to a lesser degree units 2, 3 and 16.
4. These homes will lose both light and privacy.
5. Unit 1 which is a single story unit with a side door, windows and yard will be approx 15m from the proposed multi-story building. It will be totally overlooked by windows and/or balconies in up to 9 of the units rendering its side yard useless. Attached is a plan showing a photo of

10 Davidson done by the owner of unit 4 the photo has been scaled to the size of the developers plan. It clearly illustrates the devastating impact on homes at that end of the cul-de-sac.

6. Unit 15 will also be approx 15m from the building and overlooked by several units.
7. The small communal parkette used by residents in the summer months will be totally overlooked by at least 20 units. It, like units 1 & 15 will lose privacy and at certain times of the day also sunlight.
8. My enquiries with a real estate agent suggest that this multi-story building could adversely affect the resale value of the properties at the top end of the cul-de-sac, and possibly to a lesser degree the values of the rest of 10 Davidson.
9. This retirement residence is in an isolated position. It has no services like shops, library or pharmacy close by. If the land is re-zoned and built as planned the HSR bus stop will have to be moved. This will impact the people on Pirie and those in the retirement residence with no car.
10. If built as planned for 155 people plus the townhouses, the effect on the general area will be an increase in noise and traffic due to the retirement residence having to be serviced on a regular basis by delivery vans.

I hope the zoning committee will take into consideration the very detrimental effects on the homeowners at 10 Davidson who do not deserve to have the use and enjoyment of their property and neighbourhood damaged in such a way.

Regards

Veronica and Keith Robson

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10 Davidson Boulevard - West View Toward 125 Pirie - February 24